



DISTRICT 4 PLAN IMPLEMENTATION COMMITTEE MEETING

MONDAY, January 12, 2015 -- 4:30 P.M.

Room 3078, Third Floor, Fresno City Hall 2600 Fresno Street, Fresno, CA 93721-3604

AGENDA

1. ROLL CALL

2. APPROVAL OF AGENDA AND MINUTES

- a. Agenda for January 12, 2015
- b. Minutes for October 27, 2014

3. PROJECT REVIEW – CONTINUED ITEMS

a. **Text Amendment Application No. TA-14-003** was filed by Nicolas Kazarian on behalf of the Lance-Kashian Company and proposes to amend Chapter 12 of the Fresno Municipal Code, Section 12-325-D-2-b relating to Mixed-Use projects in the C-P District. The Text Amendment to the Zoning Ordinance would allow the use of a Family Restaurant, Game and Entertainment Center, as defined by Section 12-105-F-3.1, when the C-P zoned property exceeds 20 acres.

Citywide

b. **Vesting Tentative Map of Tract No. 6067** was filed by Gary Giannetta of Gary G. Giannetta Civil Engineering, on behalf of John Bonadelle, BNCOPP LP, and pertains to ±22.68 (net) acres of property located on the east side of North Locan Avenue between East Shields Avenue and East Dakota Avenue Alignment. The applicant proposes to subdivide the property into a 101-lot conventional single family residential subdivision. The property is zoned R-1/cz (*Single Family Residential/conditions of zoning*).

APN: 310-270-10, 11, 12 ZONING: R-1/cz SITE ADDRESS: 3270 N. Locan Ave.

c. **Tentative Parcel Map No. TPM-2014-01 and Site Plan Review Application No. S-14-080** were filed by Doug Henson, on behalf of Don Pickett and Associates, and pertains to ±26.62 net acres of property located on the west side of North Clovis Avenue between East Airways Boulevard (Shields Avenue) and North Aircorp Way (Clinton Avenue). The applicant proposes to subdivide the property into a 41-lot light industrial business park consisting of approximately 351,420 square feet of office/warehouse building space. There are 43 buildings proposed, and the buildings will range in size from 4,940 to 20,682 square feet. The property is zoned M-1 (*Light Manufacturing*).

APN: 494-060-51T (portion) ZONING: M-1 SITE ADDRESS: 2901 N. Clovis Ave.

4. PROJECT REVIEW – NEW ITEMS

5. COMMITTEE COMMENTS

6. PUBLIC COMMENTS

7. UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed but official action may not be taken until legal notices are given as required by law.

8. ADJOURNMENT